

# For Sale or Lease

## McCabe's Steakhouse

## Kannapolis, NC

McCabe's Steakhouse is for sale. After 33 years of serving Kannapolis and the surrounding area with impeccable food and amazing ambiance, it is time for a new owner to take over. This turn key restaurant is ready for the new owner to walk in and start operating. Everything is in place. From the moment you drive into the parking lot, this place speaks class. The restaurant is spacious with 9024 heated square feet, yet upon entering the restaurant, you will feel the warmth that it exudes and you know that you are in for a treat! Private, high back booths surround the perimeter of the main dining room and the 2nd floor perimeter overlooking the main dining. In addition, there are 2 large private dining rooms and a large patio for outdoor dining. This is a must see property as the photos do not do it justice. Call now to make an appointment for a showing.



**INTEGRITY GENERAL, LLC**

**Commercial Real Estate and Business Brokerage**

**888-878-4178 / 704-918-5449**

Rob Brafford, Broker

Kannapolis, NC is located just north of Charlotte, NC in Cabarrus and Rowan Counties. The city is undergoing an aggressive revitalization campaign. These efforts were launched with the construction of the NC Research Campus in the heart of town and less than 1 mile from McCabe's Steakhouse.

Kannapolis is a thriving city of 43,000 located along the I-85 corridor just outside of Charlotte, North Carolina. A central point in the high-growth area north of Charlotte's city center, Kannapolis is less than 20 minutes from I-77, Uptown Charlotte, Charlotte Douglas International Airport, Davidson College and the University of North Carolina Charlotte.

Kannapolis is home to the NC Research Campus, a \$1.5 billion life sciences hub that is home to eight universities as well as major corporations like General Mills. Built on the site of the former Cannon Mills complex, you can check out the Campus at [www.ncresearchcampus.net](http://www.ncresearchcampus.net).



**Listing Price: \$1.3 Million**  
**5 year NNN Lease: \$4000/month**  
**Building size: 9024 sq. Feet**



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